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GENERAL PLAN

city planning Arcata

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GENERAL PLAN
ARCATA, CALIFORNIA

DECEMBER, 1975

Adopted by the Arcata City Council, December 17, 1975.
Resolution Number 756-14.

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INTRODUCTION

This General Plan, consisting of a general plan text and accompanying general plan map, is the final report produced in the Arcata General Plan Program. This General Plan was formally adopted by the Arcata City Council on December 17, 1975, following public hearings held by both the Planning Commission and City Council. Earlier drafts of this Plan were also reviewed by the General Plan Development Committee, public officials, and citizens of Arcata. The final General Plan incorporates the comments and suggestions of these various groups and individuals to the greatest extent possible.

The other reports which have been produced in this program, and upon which this General Plan is largely based, are as follows:

- Preliminary General Plan, prepared by Duncan & Jones, Urban and Environmental Planning Consultants, September 12, 1975.
- Opportunities, Constraints and Needs, prepared by Duncan & Jones, April 10, 1975 (with subsequent additions).
- Public Safety and Seismic Safety Elements, Policy Report and Technical Report, prepared by Envicom, Inc., June 1975.
- Noise Element, prepared by City staff, April 1975.
- Scenic Highways Element, prepared by City staff, April 1975.
- Open Space and Conservation Element, June 1972, (amended May 1973).

These reports contain most of the supporting documentation of the policies and implementation recommendations included in the General Plan. An Environmental Impact Report on the General Plan has also been prepared.

WHAT IS A GENERAL PLAN ?

This General Plan is a composite of many policies, programs and intended actions to govern the future physical development of the City of Arcata and

the surrounding Planning Area.[1] The policies are designed to preserve and enhance existing development, and to provide for orderly and appropriate new development to meet the needs of the area over the next twenty years. Although the Plan covers the period from 1975 to 1995, the emphasis in this planning document is on action which should be taken in the more immediate future. Accompanying the set of policies and implementation recommendations included in this report is a General Plan Map, which has been prepared in two sections: one for the City of Arcata and its immediate vicinity (Map 1), and one at a smaller scale for the entire Planning Area (Map 2). The Planning Area Map is presented on the following page, and the Arcata Vicinity Map is included in the back cover of this report.

Several criteria have been applied in the preparation of this General Plan which serve to distinguish it from many other General Plans. First, it has been recognized that to be effective the Plan should be prepared in a form which readily permits supplementation and amendment. It is hoped that the format, and the presentation on a chapter by chapter basis will serve this purpose, and avoid the monolithic take-it-or-ignore-it character of many general plans. Second, to enable the Plan text to be capable of adoption and execution as a legislative document, to the greatest extent possible it has been purged of narrative text, is concise, and addresses only the policies to be followed and the implementation efforts these imply or require. Thirdly, to a great extent the policies have been formulated from the standpoint of what is achievable and feasible, now or in the relatively short-term future. While this may diminish the visionary or utopian character of the Plan to some extent, it is increasingly less acceptable to set planning objectives or policies which are not implementable from a practical standpoint or which have only a decorative purpose. In some instances the expression of the policies has involved difficult trade-offs between conflicting purposes or values. The results are not likely to please everyone, and in some cases represent the apparently least undesirable of several unsatisfactory alternatives.

GENERAL PLAN MAP LAND USE CATEGORIES

The General Plan Map contains six major categories of land use designations and indicates appropriate areas for their development. The general pattern

1. The Planning Area is bordered by the Pacific Ocean on the west, the Mad River on the north, Fickle Hill Ridge on the east, and by Jacoby Creek and a line running through Arcata Bay, roughly parallel to Bayside Cut-off, on the south.

MAP 2

GENERAL PLAN

RESIDENTIAL

0.1 – 2.0 D.U. / NET ACRE

INDUSTRIAL

PARKS & OPEN SPACE

PARKS

NATURAL RESOURCE / WILDLIFE HABITAT

RURAL

AGRICULTURE

FOREST / HILLSIDE

CITY OF ARCATA, CALIFORNIA

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of land uses outlined on the General Plan Map should be the basis on which zoning districts should be established, although zoning ordinances contain more specific development requirements and standards than General Plan land use designations and policies. A chart indicating the zoning districts which would be compatible with the various General Plan land use categories is included in Appendix A. A discussion of the major characteristics of each of the General Plan land use categories is included in the General Plan Map section of each of the chapters of this report.[1] The land use categories on the General Plan Map are as follows:

Residential

- Rural Residential (0.1-2.0 Dwelling Units (du) per net[2] acre)
- Low Density Residential (2.1-8.0 du/acre)
- Medium Density Residential (8.1-15.0 du/acre)
- Medium-High Density Residential (15.1-25.0 du/acre)
- High Density Residential (25.1-35.0 du/acre)

Commercial

- Neighborhood
- University Related
- Central Business District (CBD)
- Thoroughfare
- Heavy

Industrial

Public and Quasi-Public

- Schools
- Medical-related
- Other governmental and quasi-public facilities

Parks and Open Space

- Parks
- Golf Course
- Natural resource/wildlife habitat

Rural

- Agriculture
- Forest/Hillsides

---

1. Appendix B presents the total acres designated on the General Plan Map for Residential, Commercial and Industrial use in the Arcata Vicinity (shown on Map 1); the amount of vacant acres in each category is also indicated.

2. Net residential area excludes land area used for streets.

The land use designations on the General Plan Map are based upon the population growth forecast for the Planning Area (see Opportunities, Constraints, and Needs report, pp. IV-13, IV-14). The high population projections are used, which indicate an increase from approximately 17,000 persons living in the Planning Area in 1974, to approximately 19,500 in 1995. The use of the high population projections, along with other assumptions, results in a high forecast of land use needs for 1995.[1] In addition, the General Plan has designated significantly more land than these land use projections demand, to allow for sufficient choice in locating new development and to prevent increases in the cost of land by unduly constraining the supply of land.

Although the Manila area is included in the Arcata Planning Area, this document and accompanying maps do not directly address the issues with which the Manila area is faced. It is believed that Manila is a separate and identifiable community which should carry out its own planning process to develop plans and policies regarding its future development.

GENERAL PLAN MONITORING

There is always a need to up-date and amend general plans over time. This General Plan is based upon analyses and assumptions concerning social, economic, and physical conditions. This basic information is subject to change and refinement. It is therefore necessary for the City of Arcata periodically to review the Plan and its supporting data, in the light of new conditions and information. For example, the Plan is based upon a population increase of 2,500 by the year 1995. It is possible that this population level will not be achieved by 1995, and the Plan could therefore accommodate growth beyond this date. It is also possible that growth could occur faster than the projected rate, and therefore the Plan would have to be re-evaluated at some point to determine the extent and location of additional land which should be designated for development. The results of the 1980 Census should be evaluated in this regard; an on-going monitoring of building permit applications for residential developments should also be carried out.

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1. See Opportunities, Constraints, and Needs report, pp. VI-19 to VI-23.

The General Plan is also based upon physical data which was used to indicate lands suitable for urban development. However, some of these data are not as detailed and specific as might be desired, especially concerning seismic and other geologic hazards. For example, the degree of risk involved in constructing dwelling units in areas subject to potential liquefaction is not known, and the General Plan calls for investigations prior to approval of major residential developments in these areas. The results of these investigations should be evaluated to assess the actual degree of hazard and the cost of any required mitigation measures. The results of these investigations may require re-evaluation of some of the land designated for urban uses by the General Plan.

ORGANIZATION OF THIS REPORT

The chapters are organized in a form consistent with the major land use categories listed above. The first chapter following this Introduction states the general policies relating to the overall urban development of Arcata, addressing the issues of urban expansion, and including consideration of the character and design of both existing and new development. Following this overall framework are separate chapters which contain policies addressing environmental, economic, residential, and public facility and governmental coordination issues. Each chapter contains a set of policies, a discussion of how these policies are reflected on the General Plan Map and a list of suggested implementation recommendations. Policies are identified by bold type number references in the left margin.

The implementation recommendations (identified by bold type letter references in the left margin) contained in the Plan text are a very important portion of this General Plan document, because they indicate the practical and programmatic requirements for carrying out the policies. In this fashion the immediate and longer-term implications of the policies for specific action and programs can be clearly seen. Implementation activities are likely to involve zoning and subdivision ordinance revisions and incorporation into a Land Use and Development Guide, the development of specific plans, and the preparation of a Capital Improvement Program.

I. URBAN DEVELOPMENT AND COMMUNITY DESIGN

The policies contained in this chapter, and the recommended actions for their implementation, deal with the location of new development; where it should be encouraged or restricted; the kind of development pattern which is most desirable for Arcata; and the overall future design and appearance of the community. Many of the policies relating to urban growth are based upon the natural environmental features of the Planning Area, and the suitability of the land for urban and non-urban uses, as discussed in Chapter II; the remainder of the policies express local preferences as to what kind of a community Arcata should be.

POLICIES

URBAN GROWTH AND DEVELOPMENT

1 The designation of areas for new urban development should reflect the physical features and natural characteristics of the undeveloped portions of the Planning Area.

- Flood prone areas are not suitable for most types of urban development.
- Hillside and forested areas are suitable only for very low density development.
- Agriculturally suitable areas[1] are not appropriate for urban development, with the exception of designated areas contiguous to existing urban uses.

2 Greenbelts of agricultural use should be preserved adjacent to urban development. The greenbelts should also be used to separate different portions of the urban area.

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1. Areas which are currently in agricultural production and/or are underlain by soils of Grades 1 or 2 (above 60%) on the Storie Index.

3 The City should designate, with County concurrence, an urban limit line, or urban services line, beyond which urban services would not be provided, and urban development would not be approved. Rural residential development (0-2.0 dwelling units per net acre) could be approved outside the urban limit line if the development would not require the extension of water, sewer, and other facilities. The area within the urban limit line should eventually be annexed. The urban limit line should be based on the flood prone area boundary on the west and south, and the Mad River on the north; on the east, the boundary should not extend into the Forest/Hillside areas, as designated on the General Plan Map. The Jacoby Creek area should be included within the urban limit line.

4 Approval should be given to development in areas where water and sewer infrastructure is available, prior to the approval of any projects which would require major new facility construction.

5 New urban development should be located in areas contiguous to existing urbanized areas to achieve economies in the provision of public services and facilities, and to minimize the loss of agricultural land. In addition, urban development should occur only within the incorporated area of the City; areas should be annexed to the City prior to development approval.

6 At full development, each major neighborhood area should have local commercial and recreational facilities, and a combination of residential densities, except where the natural topography does not permit intensive development. Neighborhood commercial and recreational facilities should be encouraged and provided in neighborhoods which presently lack such facilities.

COMMUNITY DESIGN AND APPEARANCE

7 The older structures which give Arcata much of its character should be preserved to the greatest degree possible. Priority should be given to preserving those structures of outstanding architectural or historic significance.

8 Conversion of older structures from single-family residential to other

uses (such as commercial, or multi-family residential) should be selectively allowed if the intrinsic character and outward appearance of the structure and the neighborhood of which it is part are not altered. Conversion to non-residential uses should be allowed only after a finding is made that such a conversion would not contribute appreciably to any housing shortage existing at the time of the conversion application. Demolition of an older residential structure should also be subject to such a finding unless the replacement use to be constructed on the lot is also residential.

9 The Plaza Square serves as the focal point for community identity and enhances the "sense of place" and feeling of historical continuity for Arcata residents. Preservation of the character of the Square should be of utmost importance when planning uses in Central Arcata.

10 The downtown business area should continue to function as the main activity center of the city. Maximum commercial use should be made of the blocks facing the Plaza, and efforts to improve bicycle and pedestrian access in the area should be encouraged. High density residential development near the Central Business District should be encouraged to provide a further source of support for commercial activity and to reduce automobile usage for shopping purposes.

All new development in the Planning Area should be of a high quality design and provide an adequate level of amenities.

GENERAL PLAN MAP

Several of the land use categories, and their geographic distribution, are reflections of the urban development and community design policies. No major new residential development has been indicated within the flood prone area on the General Plan Map. The Forest/Hillside and Agriculture designations (both are further defined in Chapter II) indicate areas which are generally appropriate for non-urban uses. Some housing could be constructed in the hillside areas; however the size of population that would be accommodated in these areas is relatively minimal. The agricultural areas include two large greenbelts in close proximity to the urbanized area.

The areas designated for urban development, including the urban expansion areas, are more than adequate to accommodate the projected acreage of addi-

tional urban development, as stated above in the Introduction. The urban expansion areas (discussed further in Chapter IV) are contiguous to existing development. The distribution of commercial areas and the various residential densities is based upon Policy 6, with a resultant mixture of uses and densities in the various major neighborhood areas. The General Plan Map indicates a smaller amount of commercial land use around the CBD area than the existing zoning designations, to help preserve the historic structures in the area and to encourage a more concentrated pattern of commercial development in close proximity to the Plaza.

IMPLEMENTATION

URBAN GROWTH AND DEVELOPMENT

A The existing City Zoning Ordinance should be modified to achieve consistency with the General Plan. This will require that the zoning in many of the areas indicated for single-family development in the northwestern portion of the city and to the east of HSU be changed to a less intensive use.

B A Hillside Zoning District should be created to regulate and provide standards for future development in the hillside areas, because the existing single-family zoning district standards are inadequate to fully protect the hillside areas. The creation of a Hillside Zoning District is discussed further in Chapter II.

COMMUNITY DESIGN AND APPEARANCE

C The City should institute two separate preservation processes: the first would be designed to preserve those structures which are culturally and/or architecturally historic; the second would be designed to preserve the character of certain selected neighborhoods.

1) Two official designations must be made by the City Council:
   - Individual historically significant structures, regardless as to whether or not they are located in a Neighborhood Preservation Area (see following page), should be designated as Historic Structures.[1]

1. Appendix C presents a list of criteria which will be used to establish a list of historically significant structures at a later date. The City will work with the owners of such designated structures to enhance opportunities for preservation and restoration through such means as tax incentives, easement considerations, grant applications and other possible appropriate actions in cooperation with the owner.

- Areas which contain a significant number of structures worthy of preservation should be designated Neighborhood Preservation areas. Although each and every structure in these areas may not be historically significant, the structures collectively, together with other features such as mature trees, flower gardens, etc., constitute an area worthy of preservation. A Neighborhood Preservation Area may include a block or part of a block, or may consist of an entire neighborhood, such as Central Arcata (generally those blocks indicated for low density development east of Alliance Road and south of 18th Street.)[1]

2) Demolition of any designated Historic Structure or any structure in a Neighborhood Preservation Area, would not be categorically exempt from the environmental impact review process. Demolition of any Historic Structure would require an Environmental Impact Report; the Planning Director would determine whether a negative declaration or an EIR is appropriate for the demolition of any structure in a Neighborhood Preservation Area. The Design Assistance Committee must be consulted in the preparation of the EIR. Following the Public Hearing and the approval of the EIR, the Planning Commission would pass the EIR and the request for demolition permit, along with its comments and recommendations, to the City Council for action. The City Council would have the power to delay approval of the demolition permit for up to 6 months for any structure in a Neighborhood Preservation Area, or for any designated Historic Structure in order to provide interested parties an opportunity to purchase the structure.[2]

3) Any structural modification in exterior appearance or change in use of any structure in a Neighborhood Preservation Area or one which is a designated Historic Structure would be subject to review and approval by the Design Assistance Committee and the Planning Commission.

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1. While Central Arcata is perhaps the most obvious candidate for designation as a Neighborhood Preservation Area, other areas, such as the South Campus, or certain blocks in older sections of the city, would certainly be eligible as well. The City should view the Neighborhood Preservation Area technique as a device to complement the historic structure designation and the other housing conservation techniques described in Chapter IV in preserving the city's housing stock.

2. See Appendix D for a schematic flow diagram of this review process.

4) All new construction in Neighborhood Preservation Areas would be subject to review and approval by the Design Assistance Committee, and evaluated for compatibility with the surrounding neighborhood.[1]

D The City should encourage the continued viability of the CBD. To this end, future development of a regional shopping center should be consistent with this viability and future businesses located in the regional shopping center should supplement consumer opportunities already available in the city, rather than detract from them.

E The City should continue to require a design review of all new development by the Design Assistance Committee prior to issuing development permits. Several policies and recommendations concerning the design and appearance of industrial and commercial areas are included in Chapter III.

1. See Appendix E for design criteria.

II. NATURAL ENVIRONMENT

This chapter on the natural environment contains policies and implementation recommendations for the conservation of natural resources, the preservation of open space, the conservation of energy and food productive capacity, the reduction of the risk of damage and injury from earthquakes and other geologic hazards to an acceptable level, and the minimization of exposure to excessive noise levels. These policies deal with the suitability of land for urban and non-urban uses.

POLICIES

CONSERVATION AND OPEN SPACE

1 Land should be used for the purpose for which it is most suited by virtue of its inherent natural characteristics, as modified by its locational relationships, whether that use be urban development, natural resource preservation and utilization, or agricultural production.

2 The policies of the City's adopted Conservation Element, which deal with the conservation of the Planning Area's natural resources, should be followed. These policies are summarized as follows:[1]

- Areas over 25% slope should generally be conserved in a natural condition; excavation and removal of vegetation should not occur, although selected thinning of timber stands is reasonable.
- Agriculturally suitable land should be preserved for agricultural use, wherever possible.
- Floodprone areas should be used for agricultural and recreational purposes and kept free from urban development wherever possible.

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1. For a more complete summary of the Conservation Element's recommendations see the Opportunities, Constraints and Needs report, pages II-7 to II-9.

- Rivers, streams and adjacent areas, and marshes should remain in a natural condition.
- Unique vegetation and wildlife areas should remain in a natural condition. Such areas include the sand dunes and backdune woodland, eel grass area, salt marshes, and special habitat areas (tern and osprey nesting areas, cormorant rookery, harbor seal area and egret roost). Selected development in the coastal forest could be allowed if integrated with the woodland vegetation so that the diversity and integrity of woodland and forest ecosystems were protected.

3 In order to preserve natural resources, to conserve agricultural land, to provide recreational opportunities, and to protect wildlife habitat areas, the following areas should be preserved as open space, free of urban uses:

- Natural resource land: ocean beach, sand dunes, backdune woodland, Arcata Bay, Mad River, Mad River Slough and portions of the coastal forest characterized by steep slopes and subject to geologic hazards.
- Agricultural land: agriculturally suitable areas (see Chapter I, Policy 1).
- Recreational land: neighborhood and community parks, Baywood golf-course, and buffer strips along the Mad River, Janes Creek, Jacoby Creek, Jolly Giant Creek, Beef Creek, and Campbell Creek.
- Wildlife habitat: salt marsh, eel grass, and special habitat areas.

4 The City should officially designate agricultural preserves, pursuant to the California Land Conservation Act of 1965 (Williamson Act), for the purpose of entering into contracts[1] with land owners within these preserves.

PUBLIC SAFETY AND SEISMIC SAFETY

The following policies, and the implementation recommendations presented below, are based upon the Policy Section of the Public Safety and Seismic Safety Elements report. The policies and implementation recommendations presented in this General Plan report are only intended to summarize a

1. The contract would require the land owner to agree not to develop the land for a period of ten years; in return the land would be assessed according to its value for agricultural purposes and not urban use.

more lengthy and detailed set of policies and recommendations contained in the Public Safety and Seismic Safety Elements report which are included, herein, by reference.

5 The potential seismic, geologic, and fire hazards to life and property should be reduced to an acceptable level of risk.[1]

6 The City and County should provide for more detailed scientific analyses of natural hazards in the Planning Area.

7 The City should adopt new ordinances and amend existing ordinances which require the incorporation of seismic safety and safety considerations in developments under the City's jurisdiction.

8 The City should provide for the identification and evaluation of existing structural hazards, and such risks associated with such structures should be reduced to an acceptable level through orderly hazard reduction programs.

9 The City should provide for the maintenance and upgrading of disaster response plans and for review and upgrading of the Public Safety and Seismic Safety Elements.

NOISE

The following policies are taken from the Noise and Land Use report approved by the General Plan Development Committee. This report should be referred to for background technical data and supporting text.

10 Where possible, areas in which noise levels presently exceed or are anticipated to exceed 60 dBA, L_{50}[2] should not be developed in residential use.

11 The City of Arcata should develop performance standards for industrial development which shall include standards for acceptable noise levels.

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1. Acceptable level of risk is defined as the level of risk below which no specific action by local government is deemed necessary to protect life and property. In the City of Arcata normal facilities should be able to withstand an earthquake which has a chance of occurring once in one hundred years, and critical facilities should be able to withstand an earthquake which has a chance of occurring once every two hundred and fifty years. A list of normal and critical facilities is presented in Appendix F.

2. See Noise and Land Use report for explanation.

12 The City of Arcata shall endorse compatible efforts of other governmental agencies in controlling the noise levels emitted from vehicular and equipment sources.

13 The City of Arcata shall coordinate with other agencies in Humboldt County in noise abatement measures.

ENERGY AND FOOD PRODUCTION

14 The City should encourage land uses which are self-supportive, or minimally dependent upon large-scale imports of non-renewable fuel. Arcata's overall urban development pattern should be shaped to reduce the necessity both for numerous and lengthy automobile trips.

15 The City should encourage more diverse and intensive agricultural production in the Planning Area to improve the economic base, provide employment, and develop self-sufficiency in food production. More energy-efficient crop production could be considered as a means to lessen dependence on high energy-consuming methods of production.[1]

16 The City should support efforts which ensure that, prior to any future on-shore or off-shore recovery of oil and/or gas which can potentially impact the Planning Area, the following conditions are complied with:

- the need for the proposed recovery is clearly demonstrated, and the project fully conforms with regional, state and national energy policies;
- alternative energy sources, locations and schedules have been fully considered;
- the proposed recovery's short and long-term consequences are fully disclosed, and opportunities for thorough public review at the local level are provided;
- any adverse environmental, economic, fiscal and social impacts, as well as growth-inducing effects and other secondary impacts which extend beyond the proposed recovery's immediate location and time-frame, will be mitigated to the greatest extent possible.

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1. Issues involving new styles of life and employment should be addressed in the upcoming Social Element Study.

GENERAL PLAN MAP

The policies listed above are reflected on the General Plan Map in several ways. The Parks and Open Space category includes public recreation areas, such as Redwood Park and the Community Forest, Janes Creek linear park, Mad River Community Park, and several neighborhood parks. (See the Public Facilities Chapter for a more detailed discussion of parks and recreation areas.) The Natural Resource/Wildlife Habitat designation on the General Plan Map includes all the areas identified in Policy 3 as natural resource land and wildlife habitat.

The General Plan Map includes two categories under the Rural heading: Agricultural Land and Forest/Hillsides. Although neither of these areas would be subject to a complete ban on development they are not suitable for intensive urban uses. Structures associated with agricultural production, such as barns and farmhouses, would be appropriate uses in the agricultural areas. Individual homesites would be acceptable in the hillside areas, as long as precautions were taken to prevent the excessive removal of vegetation, and if strict grading controls were enforced to prevent erosion. Development on areas characterized by over 25% slope should be avoided, and adequate review of development proposals in all hillside areas should be carried out to ensure that seismic and geologic hazards are avoided or mitigated.

The designation of areas suitable for residential development (see Chapter IV) takes into consideration the Noise Impact Zones of approximately 700 feet from freeways and 300 feet from railroad lines. Where large areas designated for residential development include these impact zones, setbacks should be required and noise attenuation measures taken to fulfill the noise policies listed above.

IMPLEMENTATION

CONSERVATION AND OPEN SPACE

A All development proposals, except those associated with agricultural activities, in the Conservation Areas (listed in Policy 2) should be subject to the environmental review process, to determine if the proposed developments are compatible with identified natural processes.

Such development should not be approved if it is found to be incompatible with such processes, unless adequate mitigation measures can be taken.

B A flood plain overlay zone (similar to the City's existing F-P Zone) should be applied to all areas subject to inundation according to the Floodprone Area Map developed for the City's federal Flood Insurance application. Agricultural and industrial uses would be permitted only if adequate flood proofing measures were taken and it could be demonstrated that such development would not cause additional flooding and/or drainage problems in other areas.

C A Hillside zone should be established. This would basically be a review zone within which all development proposals would be subject to the environmental review process. Only rural residential development would be permitted with a minimum lot size of one-half acre. The County should adopt similar regulating devices in unincorporated hillside areas.

D The City should also adopt a grading ordinance to help implement the hillside preservation policy.

E The City, and County, should apply agricultural zoning to all areas designated for agricultural use on the General Plan Map. The City's zoning ordinance should be amended to create an Exclusive Agricultural Zone with a minimum lot size of at least 20 acres. The present zoning ordinance should be amended to permit agricultural production in all other zones, as an interim use with a Use Permit.

F The City should seek to establish Agricultural Preserves in at least these three areas: 1) the area between Janes Road and the freeway, north of Spear Avenue, and south of the Lazy J Mobile Home Park; 2) the Creamline Dairy area, and 3) the bulb farm area, extending to the westerly city limits.[1] All other areas in agricultural use may also be considered for establishment of Preserves.

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1. A minimum preserve size of 100 acres is usually required; however, Government Code Section 51230 states that "A county or city may establish agricultural preserves of less than 100 acres if it finds that smaller preserves are necessary due to the unique characteristics of the agricultural enterprises in the area and that the establishment of the preserves of less than 100 acres is consistent with the general plan of the county or city."

The City should encourage the County to establish a preserve in the area west of the City (and east of Simpson Timber Company); if this area is annexed to the City, the City should include this area in a large preserve stretching from the Creamline Dairy north to the bulb farm.

G No subdivision shall be approved within an agricultural preserve which would result in lot sizes less than 20 acres.

H The City should acquire the parkland designated on the General Plan Map. The first priority should be the Janes Creek/McDaniel Slough Linear Park (portions of this park could be dedicated by new subdivisions). Development along the other creeks should be subject to a setback requirement of at least 25 feet on either side of the creek centerline. The City should purchase an easement over this setback area if public access is to be provided.

NOISE

I The City should develop a comprehensive noise ordinance based on quantitative rather than qualitative measures. Recognizing that noise data for the City of Arcata is limited, the City should develop a more adequate data base when resources become available.

SEISMIC SAFETY

J The City's adopted building code should be upgraded to reflect the ground shaking hazards present in the Planning Area.

K The City should adopt regulations governing the use of land in areas of significant natural hazards. The regulations should contain the following stipulations:

- The City, and County, should establish a Falor-Korbel Hazard Management Zone. No development should be permitted in this zone until a detailed geological evaluation of the surface rupture potential of the fault is completed and adequate building set-backs from the fault are established.
- No development should be permitted in areas of high or moderate landslide risk without a required slope stability investigation at the site level.

- No critical facilities[1] should be permitted in areas of potential liquefaction. No non-critical facilities should be permitted in areas of potential liquefaction without requiring a detailed site investigation which addresses the potentials for liquefaction and settlement.
- No critical facilities should be located in low lying coastal and inland portions of the study area subject to potential tsunamis hazards.
- No critical facility should be permitted to locate in high or medium fire hazard areas without an investigation of the development's vulnerability to fire and its potential as a source of ignition.

L The City should carry out a hazard reduction program. Structures should be inspected for conformance with the amended Uniform Building Code with priority for inspection given to emergency and critical facilities, older structures, and public facilities. Adequate staffing shall be provided to assure conformance of inspecting procedures with the Uniform Building Code.

M The City, with County cooperation, should carry out a detailed field study of the Falor-Korbel Hazard Management Zone to provide a more refined evaluation of the surface rupture potential of the fault. On-site soils and geologic engineering studies for proposed development projects should be carried out in areas of moderate to high landslide risk and in areas of potential liquefaction and settlement. (See also Recommendation J).

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1. A classification of land use and building types with respect to seismic risk is provided in Appendix F.

III. ECONOMIC ENVIRONMENT

This Chapter of the General Plan addresses the economic environment and attempts to reorganize some of the commercial and industrial development in Arcata according to functional and amenity criteria. It contains a list of policies which should guide decisions regarding commercial and industrial development, a discussion of how these policies are reflected on the General Plan Map, and some suggested implementation actions designed to achieve realization of the General Plan.

Together with its commercial and industrial development, Arcata's economic environment also includes Humboldt State University. As the City's largest employer, the University will directly and indirectly influence Arcata's economic climate. It is assumed that the City and the University will work together as coequal partners toward attaining the common objective of improving the economic health of the Planning Area.

POLICIES

INDUSTRIAL

1 Selected new industry which will provide employment for local area residents and reduce the cyclical unemployment effects of the lumber industry should be encouraged to locate in the Arcata area.

2 The development of a well designed industrial park area should be encouraged in order to attract light industrial development to the Arcata area.

3 The City should require that defunct or abandoned structures on industrial land which pose a visual blight or physical hazard be dismantled or removed within a reasonable time period. In addition, it should require that unsightly, abandoned storage or junk yards be cleared or screened.

4 Agricultural use should be encouraged in vacant industrially designated areas.

COMMERCIAL

5 The development of appropriate commercial uses in dispersed areas should be permitted within residential neighborhoods, provided that the character and scale of such development does not disrupt the quality of the neighborhood's residential environment. These neighborhood commercial areas should provide convenient access and facilities for shoppers arriving on foot or bicycles.

6 The City shall allow development of a regional shopping center which must include a junior department store of at least 60,000 square feet.

CBD

7 The Central Business District (CBD) should be defined as those blocks in the immediate vicinity of the Plaza, and positive action for their enhancement as the main activity center in Arcata should be encouraged. The City should support the development of the CBD as a pedestrian-oriented retail shopping area by encouraging a diversity of commercial uses there. In addition it should encourage improvements which will create a more pleasant shopping environment, and reduce circulation conflicts between automobiles and pedestrians and bicyclists.

8 The City should encourage restorative maintenance to be applied to the deteriorated buildings in the CBD, and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. In addition, it should allow the conversion of structurally sound, attractive residential buildings in the CBD to commercial use while preserving the style, external visual appearance and character of the original structure.

GENERAL PLAN MAP[1]

The Industrial land use designation indicates areas which are appropriate for heavy manufacturing, large scale wood processing and storage, auto

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1. Appendix B contains acreage figures for vacant and total land designated for each land use category. This appendix will be updated regularly.

wrecking and junk yards, and all other industrial operations. Some industrial operations generate noise, odors or traffic which make them incompatible neighbors with residential or most commercial uses. Several large, undeveloped areas suitable for industrial development have been designated to accommodate possible industrial park proposals.

The Commercial land use designations are divided into five categories, discussed below.

Neighborhood Commercial land uses are those which provide convenience goods and services for the surrounding residential areas. They include uses such as grocery markets, shoe repair, bakeries and coffee shops, small drug or hardware stores, and professional offices. Neighborhood commercial uses must be compatible with the surrounding residential uses, and provide convenient access for patrons arriving by car, by bicycles or on foot. Neighborhood commercial areas are generally small, and are located within or in proximity to residential areas. They are not designed to serve or compete with the shops and businesses in the downtown. The General Plan Map indicates nine neighborhood commercial areas, two adjacent to the CBD and the remainder in outlying locations near residential neighborhoods.

University Related Commercial land use is designated along G Street north of 14th Street. Appropriate uses in this category include all neighborhood commercial uses, plus other small shops and entertainment establishments which may not be appropriate in a neighborhood commercial area, such as record stores, bookshops, cafes and other uses which cater largely to university students. In order to minimize disruption to adjacent residential land uses, the new uses in the university related commercial area should be small, and located in existing structures where practical.

The Central Business District Commercial designation includes retail, professional office, civic, hotel, theater, and similar uses. It forms the center of the City, and is designed to be a high-intensity, pedestrian oriented activity area, with shops and services, banks and other offices, and restaurants and entertainment uses which support a variety of activities both day and night.

The Thoroughfare Commercial land use designation permits motels, theaters, restaurants, drive-ins, gas stations, and similar uses which attract tourists and local patrons in automobiles. If a regional shopping center is permitted to be developed in the Arcata Planning Area, it should be located in the thoroughfare commercial area south of Guintoli Lane. A major department store would be acceptable in a regional center, along with other large scale outlets.

Thoroughfare commercial uses are appropriate along major roads and at highway interchanges where they are easily accessible by car and highly visible from the road. There are two major areas designated for thoroughfare commercial development: Samoa Boulevard, west of the freeway interchange, and an area east of the freeway interchange at Guintoli Lane.

The Heavy Commercial land use designation includes auto sales, service and repair, mobile home, truck and tractor sales, warehousing and wholesaling establishments, outdoor sales and storage lots, light industrial activities when conducted within a building, and similar uses. Due to the nature of their operations, heavy commercial land uses must frequently locate away from the central city, where the roads can accommodate heavy truck traffic and where large parcels of land are available. One area for heavy commercial has been designated in Central Arcata, just west of the CBD, largely to reflect the auto-oriented uses which are already developed there. Other areas include two areas along South G Street, one area of several blocks in length west of K Street between 11th Street and Samoa Boulevard, and two large areas near the US 101/Guintoli Lane interchange.

IMPLEMENTATION

INDUSTRIAL

A The industrial areas in Arcata are largely occupied by lumber-related, land extensive heavy manufacturing operations, and storage areas. Many of the potentially objectionable aspects of their operations, such as air and water pollution, are regulated by state agencies, but the noise, traffic and visual impact of Arcata's industrial areas are determined by the extent of permissiveness of City and County standards. The two major industrial land use conflicts which now exist in Arcata are the existence of industrially

zoned and partially used land which is adjacent to residential uses, and the lack of a suitable high quality industrial area which could attract new industrial development to the area. Performance standards should be developed which will guide the location of new industry to appropriate sites based upon the level of physical and environmental impacts the new industrial operations will impose upon the surrounding area. In most cases, the required EIR would contain all the information necessary to apply the performance standards. See Appendix G for examples of industrial performance standards.

B The City should adopt an ordinance which requires that vacant lots, such as abandoned log ponds, junk storage areas, old industrial processing areas, etc., be restored to some level of useful and visual quality or be effectively screened from sight by the owner within a specified period of time. These uses can pose a threat to the safety of local residents, especially Arcata's children.

Failure to make such improvements should be subject to a fine or charges equal to the cost incurred by the City in undertaking the restoration. Some level of County assistance may be required because many of the objectionable vacant lots in the Arcata area are in unincorporated areas. Finally, alternative uses should also be examined; for example, the possible wildlife values of abandoned log ponds could be investigated.

C The City should investigate the possibility of using tax increment or allocation bonds to finance the upgrading of and intensification of use in those industrial and commercial areas which are currently underutilized or deteriorated as part of redevelopment plans for these blighted areas. Tax increment bonds provide a means of raising funds for financing the public improvements required in areas to be upgraded, from bonds which are paid off with the increase in property tax revenues in excess of the amount derived from the area prior to its designation as a project area. When the bonds used to finance the redevelopment are completely paid off, the higher tax revenue generated by the new development in the area is fully available to the City general fund. By selling tax increment bonds, the City can obtain the money it would be receiving from tax increments over perhaps a 20 year period almost immediately and can use it to stimulate and leverage new private investment.

COMMERCIAL

D The existing zoning ordinance should be amended to reflect the new commercial use designations indicated on the General Plan Map. Zoning districts should be created and development standards formulated to govern the conditional uses permitted in University-oriented commercial areas, and to define a distinction between appropriate heavy and thoroughfare commercial uses.

E The existing zoning ordinance prescribes landscaping, screening and design standards for parking lots, light industrial areas and uses which are adjacent to a residential zoning district. It should be amended to make heavy industrial and other commercial areas subject to the existing standards. The ordinance should also ensure that loading docks, trash collection areas and other unsightly areas are adequately screened from sight.

The City should initiate a program of code enforcement for both commercial and residential structures in the CBD and surrounding commercially designated areas, aimed at initiating restorative maintenance and improvements to be undertaken on the buildings and homes which do not meet the current building code standards. In addition, there appear to be a significant number of structures in the central area that require immediate restorative action, including painting and minor repair, but which probably do not constitute code violations. The City should establish a program of cooperation between property owners, community action groups and local lending institutions to encourage property owners to carry out both minor and major repairs, and to encourage lending institutions to make financing available for such purposes.

F An economic impact report should be required as part of the environmental assessment developed for any proposal to construct a regional shopping center in the Arcata area. The main focus of the economic impact report should be to project the short and long-range effects of such a project on the existing commercial development and particularly on the economic health of the CBD, and to fully evaluate the potential alternative retail uses.

CBD

G The City should reduce the number of blocks around the Plaza which are designated for CBD commercial development because the current CBD (C-2) zoning district encompasses an area much larger than is actually needed for commercial uses appropriate to a downtown area in a city of Arcata's size.

H The existing zoning ordinance should be amended to delete a few undesirable uses now permitted in the CBD zoning district, including service stations, outdoor storage and equipment rental, and mobile home parks. These uses require sizeable amounts of land, and dilute the intensity of the specialty shops, department stores and office commercial development, as well as generally interrupting the small scale and pedestrian-oriented nature of the downtown. New residential uses should not be developed as ground floor uses in the CBD structures, although residential units on upper floors over commercial or professional buildings may be appropriate.

The zoning ordinance should also be reviewed and amended where necessary to restrict uses which are appropriate to the CBD from locating on commercially zoned land in other outlying areas. For example, general commercial establishments and most business and professional offices should not be permitted in the neighborhood, thoroughfare or heavy commercial designated areas.

I The zoning ordinance should be amended to encourage uses appropriate to the CBD including specialty shops, larger retail stores, and eating and drinking establishments. Encouragement should also be given to the reuse of some older, large structures for a combination of small shops and offices.

J Enhancement of the CBD will require the active participation of downtown merchants and property owners. The City should determine to what extent it can become involved, and encourage improvements to be made. A plan for a Downtown Beautification Program, designed to produce a more pleasant shopping environment should be created, which would outline improvements in the following areas:

- The CBD zoning district should be reduced to conform to the area shown as CBD Commercial on the General Plan Map, to encourage more

intense development, thereby creating a more favorable pedestrian environment.

- Specific improvements to enhance the beauty and convenience of the downtown, such as a street tree or rhododendron planting program, the provision of drinking fountains rain shelters and benches at bus stops, and the installation of bicycle parking racks, should be undertaken.
- Covered pedestrian walkways, or permanent awnings to protect shoppers from the rain should be installed along the store fronts, and perhaps from parking lots to store entries. The installation of rain protection devices would decrease the level of inconvenience felt by shoppers who are not able to park right in front of a particular store and would encourage comparison shopping.

The City should investigate the feasibility of forming a special assessment district to finance the Downtown Beautification Program. The special assessment district would collect the monies needed to finance the improvements from the property owners benefiting from them. Alternatively, a civic group, such as a downtown merchants or businesspersons association, or a fraternal organization could be organized to raise money for the improvements. Some of the work itself could be done by civic groups or craftspersons hired by individual stores.

The City should also consider some actions which might not be desirable in the near future, but which may be deemed appropriate over the long range of the planning period. Such actions would include:

- Selling or leasing the City parking lot at 9th and G Streets for commercial development as part of a coordinated housing and community development program (See Appendix J);
- Improving bicycle access to the CBD by designating special bike lanes, separated from the auto traffic, along G or H Streets.
- Limiting traffic in the Plaza area to decrease the conflicts between pedestrian shoppers and auto traffic; the streets surrounding the Plaza, especially 8th and 9th Streets, could be closed to auto traffic on Sundays; if successful, more permanent changes could be instituted with the aim of establishing a mall around the Plaza.
- Initiating other design changes, such as mid-block crosswalks from the Plaza to the surrounding business establishments.

IV. RESIDENTIAL ENVIRONMENT

The problems of increased financing and construction costs which have diminished the availability of low and moderate income housing nationwide are aggravated in Arcata by the depletion of the single-family stock in the past for public improvements and by a competition between University students and other residents for available housing. Furthermore, possible housing subsidies available in the past through various federal programs have been largely discontinued, and housing assistance responsibilities have been increasingly deferred to state and local entities.

Within this context, the City of Arcata must realize that a variety of public and private efforts will be required to address the housing needs of Arcata residents, and that the City can no longer assume a passive housing role, responsive only to the private market. If the estimated 1,100-2,500 new residents[1] anticipated to live in the Arcata Planning Area by 1995 are to find adequate housing, then the City of Arcata must take the initiative in coordinating private housing efforts, and in directly aiding local residents with critical housing assistance needs.

POLICIES

1 The City should recognize that the housing assistance needs of Arcata's low and moderate income residents are a public as well as private responsibility. It should actively assist Arcata's low income families, senior citizens and handicapped residents in securing decent housing and a suitable living environment.

2 The City should regulate new residential development so as to foster a variety of housing types, densities and costs, including low and moderate income units, while preserving the character of the individual neighborhoods. To encourage this, the City should provide incentives to, or require, developers to include low and moderate income housing units in their development proposals.

1. See the Opportunities, Constraints and Needs report, Tables IV-2 and IV-4.

3 The conservation and rehabilitation of the older housing stock in the City should be encouraged through a balanced program of code enforcement and complementary programs designed to assist property improvement by neighborhood residents. The City should ensure that any code enforcement program does not impose disproportionate hardships on the City's low income families, elderly and handicapped residents.

4 The City should recognize the importance of innovative housing construction techniques and conveyances of property, and should support the development of mobile home parks and condominium developments in suitable locations subject to the appropriate review considerations.

5 The City should encourage Humboldt State University and the private sector to provide additional student housing to meet the demand generated by a growing enrollment. The University's efforts to accommodate twenty-five percent of fulltime equivalent (F.T.E.) enrollment in University residence facilities and to address the housing needs of married University students, should be supported.

6 The City should establish and maintain a housing information system. The City should continually monitor and improve the quality of housing data, and coordinate with appropriate local, regional, State and federal entities in developing reliable assessments of future housing assistance needs.

GENERAL PLAN MAP[1]

The areas designated for residential uses have been divided into five density ranges. The densities in each range represent a maximum density for the area; development at a lower than indicated density could be selectively permitted, depending on the size, location and character of the proposed development.[2] The land use designations do not indicate a specific type of structure as being the only kind which is appropriate in any category, although there is a very general relationship between structure type and development density. However, a variety of development types could occur as long as each did not exceed the permissible density, as measured

1. Appendix B contains acreage figures for vacant and total land designated in each land use category.
2. Appendix I indicates the maximum units per net acre and the resultant minimum lot area per unit for each of the residential density categories.

on a parcel-by-parcel basis. The residential categories are described below.

Rural residential permits one dwelling unit per half-acre or larger lot, and is designed to encourage and protect rural homesites.

Low density residential allows 2.1-8.0 units per net acre, and is typical of the densities in existing single-family subdivisions, such as Bloomfield, Pacific Manor and SunnyBrae. This is the predominant residential density designation on the General Plan Map, largely a reflection of the desire to preserve the existing housing stock by discouraging new development or reuse at high densities in established residential areas where the homes are not in need of replacement. In several areas, this designation has been applied to neighborhoods where the existing density is in fact higher, due to numerous conversions from single-family to multi-family use; the application of a lower density designation is intended to stem further conversions.

The medium density residential land use category permits 8.1-15.0 units per net acre, and is representative of the densities found in mobile home parks, duplexes and low density apartments, such as Westwood Gardens. This category includes both large vacant areas which are removed from central Arcata and where low density apartments and mobile home parks are appropriate, and currently developed areas, where redevelopment or reuse at higher densities would be allowed.

The medium-high density residential land use category, which permits 15.1-25.0 dwelling units per net acre, and the high density residential category, with 25.1-35.0 units per net acre, are designed for multi-family residential developments. The Colony Inn on South Union Street is an example of a medium-high density development, while the Humboldt Green and Fairview Apartments are both in the high density range. Medium-high and high density residential uses are designated in central Arcata to encourage a higher density than now exists, and in some outlying areas, to allow for large scale development proposals. The highest residential density is applied to several areas in central Arcata, so as to encourage the reuse and redevelopment of the existing commercial and low density residential uses at a higher density.

The urban expansion areas are large areas of presently undeveloped land, which are appropriate for residential uses, but which should only be developed under the planned development review procedure of the Arcata Zoning Ordinance. In this way, the General Plan reserves sufficiently large and undeveloped areas which may be attractive for residential uses. Six urban expansion areas are indicated on the General Plan Map. See Appendix H for a list of the issues which should be considered when development proposals for the urban expansion areas are reviewed.

IMPLEMENTATION

A The City of Arcata Zoning Map and the residential zoning district regulations should be amended to achieve consistency with the General Plan Map and residential land use classifications.

B The City should provide for the inclusion of dwelling units, suitable for sale or rent to low and moderate income families, in new residential construction. Two options for implementing this provision include:

- Development Density Incentives, which would provide for an increase in the maximum allowable density in the medium, medium-high and high density districts. Allowances would be granted to developers who include a specified percentage of low and moderate income units in their development proposal. Any increase in permissible density would of course be evaluated for the degree of neighborhood impact, for the adequacy of municipal services and facilities, and for conformance with all applicable lot, parking, open space, design and other amenity standards.
- Inclusionary Ordinance. The City would require, by ordinance, that a specified percentage of units within a new residential development, which has a density of 8.1 units per net acre or greater, be made available to low and moderate income tenants or purchasers. It may be necessary to place restrictions, such as the specification of a minimum development size, on this exercise of power, to avoid challenges on the basis of "taking" without just compensation. Likewise, a mechanism must concomitantly be developed to ensure that the designated units will remain occupied by low and moderate income households subsequent to initial occupancy.

C The City should utilize the powers provided in the Subdivision Map Act[1] to guide new subdivision development according to the housing policies of the General Plan. Section 66473.5 of the Act provides that no local agency shall approve a subdivision proposal which is incompatible with the objectives and policies of the General Plan (including the Housing Element therein).

Within a reasonable interpretation of the Act, a local entity can evaluate a proposed subdivision not only on the basis of site adequacy or the provision of necessary physical improvements, but also in conformance with general plan policies, including housing policies and programs which encourage inclusion of low and moderate income units. The recently amended definition of a subdivision provides that a subdivision map must be filed for the division of any improved or unimproved land, including condominium and community apartment projects as well as traditional single-family tract developments.

D The City should maintain close liaison with the appropriate federal and State housing assistance agencies. Under the provisions of the federal Housing and Community Development Act of 1974,[3] funding is available for cities and counties in rural areas to undertake community development activities. The City should contact the Department of Housing and Urban Development (HUD) to ascertain its chances for grant approval in fiscal years 1976 and 1977. If the potential for funding exists the City should submit an application for assistance; together with the application, the City must also submit a Housing Assistance Plan.

At the State level, the potential for housing assistance has been expanded with the recent passage of the Housing and Home Finance Act (Chapter 1, 1975 Statutes), creating a State Housing Finance Agency, among other provisions. Since the level of funding which will actually be made available for housing assistance is not clear at this time, the City should maintain contact with the State Department of Housing and Community Development to follow the progress of the legislation.

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1. Commencing with Section 66410 of the State Government Code.

2. Section 66424 of the State Government Code.

3. See Housing and Community Development Act of 1974, Title I, Section 106 (f) (1) (B).

E The available organizational mechanisms which permit a local entity to undertake housing and community development functions should be evaluated, and the appropriate powers and fiscal authority to enable the City to assist in the provision of housing for its low and moderate income residents should be adopted.

The City should examine the powers and duties, areas of jurisdiction, means of activation, and relationship to the local financial community and other sources of revenue, of the various public and quasi-public entities such as the redevelopment agency, the local housing authority, the non-profit or limited profit housing development corporation, among others.

In selecting the most appropriate form, the City should evaluate the:

- administrative flexibility afforded by the enabling legislation;
- potential sources of public and private revenues, and related tax incentives;
- approval required of the electorate, if any; and,
- relationship to existing municipal, areawide and regional programs with shared or similar powers.

For example, if the City elects to undertake the administration of federally assisted rent subsidy contracts,[1] it should work closely with the Humboldt County Housing Authority to ensure that any unnecessary duplication of efforts is minimized.

Appendix J examines the advantages of one organizational form, the community development commission, in addressing the housing and community development needs of the City of Arcata.

F The Zoning Ordinance should be amended to ensure more adequate provision of open space and amenities for multi-family oriented developments. The existing zoning regulations require that 20% of the residential site area be devoted to landscaping, recreation and open space uses. The City should require at least 35% of the site area be developed in usable open space, or alternatively require per unit

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1. Such as the very limited assistance made available under the Federal "Section 8" Program. See Housing and Community Development Act of 1974, Title II, Section 8.

allocations of private and common open space, in order that adequate open space areas are provided in high density developments.

Similar to the development density incentives, the open space requirements should be utilized as a tool to influence design. For example, the parking requirements for an elderly housing development could be decreased in exchange for an increase in the provision of open space appropriately improved for senior citizens.

G The mobile home park standards of the existing zoning ordinance should be amended so that new mobile parks conform to the following requirements:

- A minimum site area of five gross acres.
- A maximum density of nine dwelling units per net acre.
- Mobile home parks should be permitted in areas indicated for residential uses, except in rural residential areas, on a conditional use permit basis and subject to stringent screening, landscaping and amenity standards.
- The City should encourage innovative design arrangements for mobile home parks, by permitting exceptions to existing yard, spacing, parking and other design requirements. Arrangements such as a staggered parallel pattern, a shared yard orientation and other patterns which reflect the characteristics of the site's topography, can offer relief from the monotony of the typical parallel pad arrangement, increase privacy for the individual residents, and encourage the more efficient utilization of parking and open space areas.

H The City should adopt, by City Council Resolution, policies and standards governing condominium projects[1] and the conversion of previously occupied structures to condominium status. The policy directions should emphasize:

- protection of the buyer by ensuring that the units fully comply with all applicable local and State codes, including energy and noise insulation standards;

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1. And including other conveyances of property such as community apartment projects and stock cooperatives, when appropriate.

- full disclosure of major foreseeable repairs, the conditions and duration of management contracts, and similar considerations;
- Residential developments not originally approved as condominiums shall not be converted to condominiums unless the units meet the standards for condominium development set forth by ordinance. If a condominium conversion is subsequently allowed, the City should ensure that tenants are provided an adequate period of notification and are adequately compensated, which compensation may include right-of-first refusal for purchase of units, reasonable moving expenses in the event of relocation, or other appropriate measures.

I The City should periodically review the Uniform Building Code and the Uniform Housing Code (both adopted by reference), and adopt the necessary revisions so as to further local development objectives, including:

- the reasonable enforcement of standards in existing housing: for example, while items such as the provision of adequate emergency egress should certainly be enforced, other items, such as a minor variation in permitted ceiling height, could be excused if they impose no hazard to the public safety;
- energy efficient building design including the orientation of the structure to optimize utilization of available sunlight and improved insulation to reduce heat loss;
- the use of innovative design, materials and construction techniques in new construction.

J The City should institute a comprehensive housing code enforcement and rehabilitation program which is responsive to the different housing conditions and repair requirements in Arcata's neighborhoods, and which equitably distributes the cost of housing improvements according to the residents' ability to pay. The program should include:

- A Certificate of Occupancy for converted single-family residences. Prior to the rental or sale of any single-family dwelling unit already converted or proposed to be converted to a more intensive use,[1] the owner would be required to file an application for

1. That is, conversion to multi-family occupancy, the division of the structure into two or more dwelling units, and conversion to commercial utilization.

inspection, whereupon the City would inspect the unit for compliance with the City's housing, building and applicable health and safety codes. No certificate of occupancy would be issued until the owner corrected any deficiencies found. A certificate of occupancy program for converted single-family structures would forestall the deterioration of those units subject to a more intensive use than originally designed for.

- Systematic Code Enforcement of other residential units in Arcata. The City should establish a priority schedule for inspections, with initial efforts directed toward rented single-family and multiple units in neighborhoods such as Sunset and south central Arcata which contain a higher percentage of housing units in need of major repair than in other parts of the City. The correction of housing deficiencies in these neighborhoods should focus on the elimination of basic code violations of a health and safety hazard character such as problems with emergency access, as mentioned, rather than on the modernization of the property, which would involve improvements to the building exterior, corrections of overcrowding conditions, and similar considerations. In this way, the costs of repairs ultimately passed on to tenants would be confined to minimum code corrections, rather than wholesale modernization which would generate major appreciation in property value.

- Financial and Technical Support. The City should establish a revolving fund for purposes of making residential rehabilitation loans to local homeowners and landlords. The Marks-Foran Residential Rehabilitation Act of 1973[1] authorizes local entities to issue revenue bonds secured by the repayment of the individual rehabilitation loans. Although stipulations are attached to the bond issuance, such as the adoption of a comprehensive residential rehabilitation financing program, the Act also allows the City the option of requesting landlords to control rents during the term of the loan.

The City should also develop a program of supportive services, including the:

- sponsorship of home maintenance education programs for owners and tenants, and possibly sponsored jointly by the City and Humboldt State University;

1. Commencing with Section 37910 of the State Health and Safety Code.

- solicitation of assistance from local lending institutions in providing rehabilitation finance counseling;
- coordination of group purchasing of materials to obtain volume discounts, and similar efforts.

Finally, the City should coordinate code enforcement and rehabilitation efforts with other related plans and programs, such as the neighborhood preservation program, efforts to improve the structural integrity of existing buildings to minimize seismic risk, and public improvements conducted as part of the pedestrian plan.

K The City should work closely with the Bureau of the Census, United States Department of Commerce, to ensure that the collection and compilation of decennial census information aids both local and federal planning purposes. The City should assist in the formulation of enumeration district boundaries which are consistent with the patterns of residential land uses and neighborhood characteristics in Arcata.

V. PUBLIC FACILITIES

This chapter presents policies and recommendations concerning the provision of public services and facilities to meet the demands of Arcata residents, and also to be mutually supportive of the other General Plan objectives. The successful implementation of Arcata's urban development objectives will depend, to a large extent, on the control exercised over the provision of public services and facilities by both the City of Arcata and Humboldt County. As prime shapers of urban development in the Planning Area, the City and County must cooperate on basic urban development objectives, especially the delineation of urban and rural uses and the concomitant level of public services required, if many of the ideas contained in this Plan are to be realized.

POLICIES

1 The City should support a system of public services and facilities which will:

- Support and encourage the intended patterns of land use, and discourage premature development or over-development in the absence of necessary municipal improvements;
- Minimize adverse impact on the environment, and adverse fiscal, economic, and social impacts on the community;
- Protect the health, safety and general welfare of Arcata residents by providing a level of service consistent with the needs of the individual neighborhoods and the community as a whole.

2 The City should support a balanced transportation system which increasingly emphasizes alternative transportation modes and de-emphasizes reliance on the private automobile.

3 The City should encourage the continued development and expansion of local and regional public transit systems which are responsive to the changing needs of Planning Area residents.

4 The City should ensure that Arcata's existing and proposed street alignment and highway network serve the functions they are intended to serve while protecting the character of Arcata's residential neighborhoods. High quality vistas from scenic routes in the Arcata Planning Area should be preserved. (See Appendix K).

5 The City should support bicycling and walking as significant transportation modes which promote personal health and recreational enjoyment while minimizing energy consumption and environmental degradation. The City should correct deficiencies in and expand the existing facilities, and should provide for the design of safe, convenient and attractive bicycle and pedestrian facilities in new public and private development whenever possible.

6 The City should ensure the provision of adequate neighborhood and community recreation opportunities and other collective amenities which are responsive to the particular needs of Arcata residents. Playlots or other dedications of recreation space should be required of new subdivisions and planned development proposals.

7 The City should work closely with Humboldt County in improving and developing areawide recreational facilities and services which support a variety of active and passive recreational pursuits, and which are compatible with the basic natural setting of the respective sites.

8 The City should program improvements to the water supply, sewerage and flood control facilities to correct existing inadequacies, and to provide for the demonstrated long-term needs of Arcata residents, in a manner consistent with urban development policies and with the equitable distribution of costs. The City should encourage the conservation of fresh water, and the reclamation and reuse of solid and liquid wastes.

9 The City and County should work toward common goals in guiding the future development of the Arcata area. The City should encourage the County to undertake the appropriate actions to achieve consistency between the Arcata General Plan and the Humboldt County Zoning Ordinance and Zoning District map. The City and County should adopt an urban services line, with the City responsible for the provision of urban

level services, and with annexation established as a precondition to the extension of these services.

10 In order to maximize the use of existing school facilities and minimize the necessity for future facility construction, the City should encourage revisions in the alignment of school district boundaries to better reflect natural constraints and probable future urban growth patterns.

GENERAL PLAN MAP

The General Plan Map indicates the location of major existing and proposed public facilities. The streets and highways in Arcata are referred to in terms of their functional classifications;[1] these classifications are intended to provide a guide to implementing the General Plan proposals, and to provide the necessary information for obtaining state and federal funds earmarked for certain types of streets. For Arcata, the classifications are:

- Type I Principal Arterial: serving statewide and interstate travel.

  Freeway: U.S. Highway 101.
  Non Freeway: State Route 255.

- Local Arterial: serving intra-urban travel, such as Alliance Road.
- Collector: "collecting" traffic from neighborhoods and channeling it into the arterial system, such as Fickle Hill Road.

The major community recreation facilities in the Planning Area include:

- Existing Facilities

  Arcata Plaza
  Redwood Park/Community Forest
  Baywood Golf Course
  Mad River Beach Park (County)
  Humboldt Bay Municipal Water District Park
  City Ballpark and Overnight Trailer Facilities
  Valley West Open Space

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1. See Opportunities, Constraints and Needs report, pp. V-7 and V-8.

SunnyBrae Open Space
Larson Park
Arcata High School Recreation Field
City Boat Launch (on Humboldt Bay)
Natatorium (adjacent to Arcata High School)
Arcata's tot lots (not depicted on the General Plan Map)

- Proposed Facilities

  Janes Creek/McDaniel Slough Linear Park
  Mad River Community Park
  16th Street Park (on part of the Stewart School site, if property is not used as a school facility)
  Other tot lots and neighborhood facilities to be dedicated as part of future development proposals.

Given the adequacy of existing school facilities and of other public buildings, such as the library, and the police and fire stations, no additional land is reserved on the General Plan Map for these uses. However, the quality and adequacy of these services should be continually evaluated, and the construction of new facilities should be programmed when the need is demonstrated.

IMPLEMENTATION

A Necessary improvements to Arcata's public services and facilities should be included within a Capital Improvements Program. Public funds allocated for transportation should emphasize an increasing commitment to public transit, bicycle facilities, and pedestrian facilities.

B The City should adopt the functional street and highway classification system, as indicated on the General Plan Map. The major circulation changes include:

- Foster Avenue Extension, east and west of Alliance Road. Foster Avenue will become the major carrier of east-west through-traffic between Spear Avenue and 14th Street, and will relieve Alliance Road of a limited amount of traffic. The development of Foster Avenue as a local arterial should be programmed as a high priority item and should be integrated, if possible, with the redevelopment

of the adjoining industrial areas to residential use, and with adequate right-of-way reserved for noise and visual buffers as well as for the inclusion of a bicycle path.

- West Arcata Extension, is intended to provide a westerly by-pass and to further reduce the traffic volume on Alliance Road south of Foster Avenue. The West Arcata Extension is thus indicated as a local arterial. The location of this arterial on the General Plan Map as an extension of V Street is only a tentative routing.

C The traffic volumes on local streets in residential areas should be continually monitored, particularly in central Arcata and in the south-of-campus area. As required, the City should initiate measures to discourage excessive through-traffic; these efforts could include traffic control devices such as diverters, reduced speed limits, additional stop signs and similar considerations.

D The City should designate as scenic routes those roads and highways listed in Appendix K. The appendix also indicates the scenic features and desirable implementation recommendations associated with each scenic route.

E The City should program the undergrounding of utilities. Appendix L indicates the recommended utility undergrounding districts and schedule of priorities.

F The City should program future improvements to the Arcata and Mad River Transit System (A&MRTS), including:

- Support Facilities, such as the provision of rain shelters in major activity areas, and the introduction of specialized equipment, such as wheelchair lifts, if the demand warrants.
- Expanded Service, including the purchase of additional vehicles, extended hours of operation, multiple use of equipment, and new routes, such as service to the industrial areas in northeast Arcata and possibly a free shuttle in the downtown area, if the demand warrants.

G The City should work closely with the Humboldt Transit Authority (HTA) in coordinating local and areawide public transit systems. The possi-

bility of extending bus service to the Manila area, the opportunity for joint investment in support facilities, such as shelters at major centers of patronage serviced by both the A&MRTS and HTA, should be investigated.

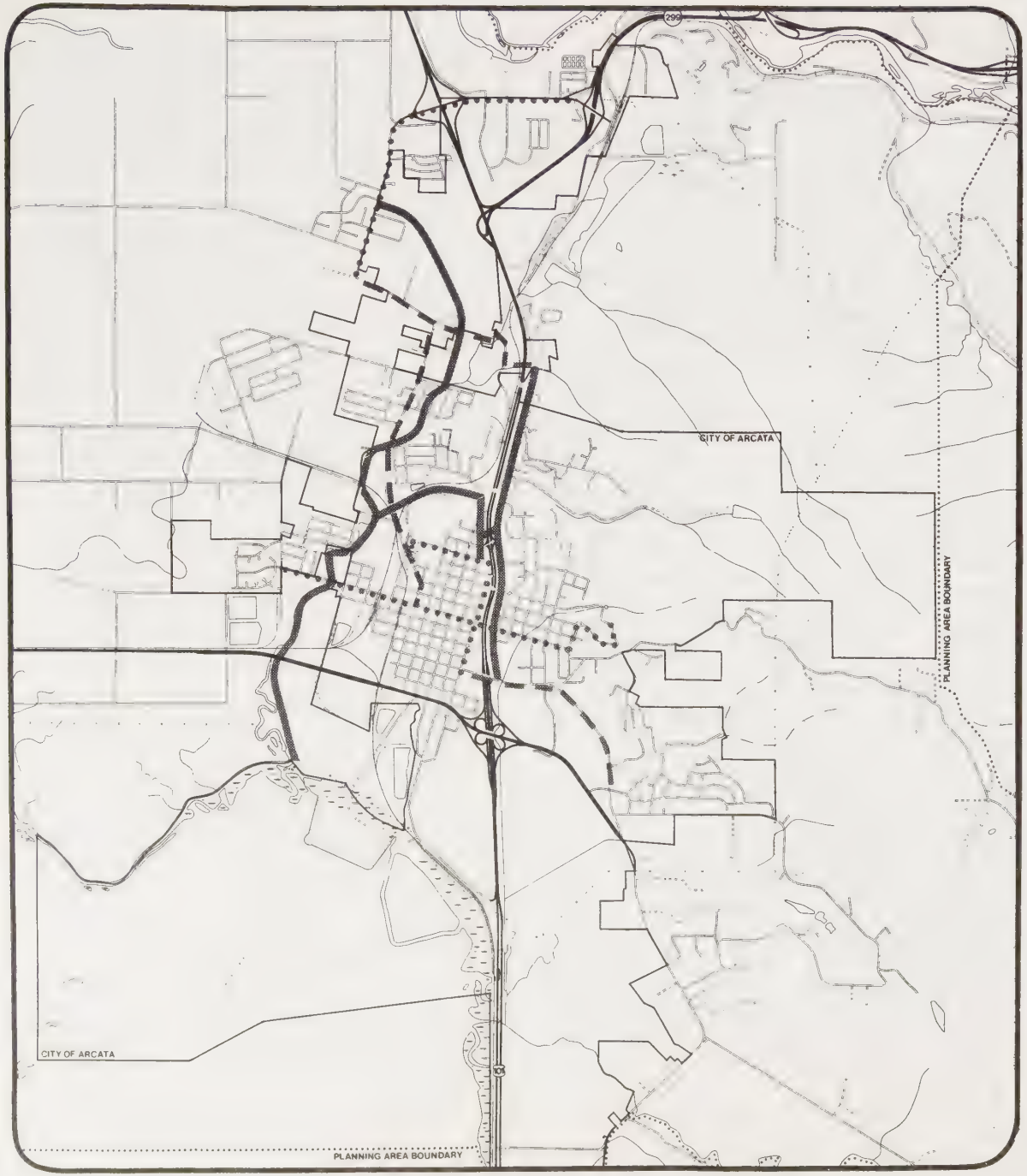
H The City should evaluate the existing bicycle route plan for improvements to service, and should consider the provision of bicycle access within the Plaza area and along Arlington and West End Roads. (The Arcata bicycle route system is depicted on Map 3). Additionally, the City should take the following action:

- Dedications. Require the construction of Class I bicycle route facilities[1] in the rights-of-way of new arterial and collector streets, and in major improvements thereto, wherever possible. Amend the Planned Development District regulations of the Zoning Ordinance to require the dedication of bicycle route facilities appropriate to the size, density and location of the development. Investigate the feasibility of including bicycle route facilities within creekside areas.
- Support Facilities and Services. Amend the Zoning Ordinance to require that sufficient bicycle storage facilities, as determined by the Planning Director, shall be provided in off-street parking areas in excess of a specified number of spaces. Assure the safety of the bicyclist, particularly along routes shared with automobile traffic, by performing the necessary maintenance, including the removal of hazardous obstructions, and by adding inducements to use, such as improved street lighting, where appropriate.

I The City should adopt an Arcata Pedestrian Plan and, where possible, program new sidewalks and other pedestrian facilities in conjunction with improvements to the other transportation modes, and with related City plans and programs, particularly neighborhood preservation efforts and improvements to the drainage system. The Arcata Pedestrian Plan should include:

- Schedule of Improvements, with priority attention and resources directed toward hazardous locations, specially areas which are subject to high automobile traffic volumes and which lack side-

1. A completely separated right-of-way designated for bicycle use.



MAP 3

BICYCLE ROUTE SYSTEM

CLASS I.

COMPLETELY SEPARATED RIGHT-OF-WAY.

CLASS II.

PORTION OF THE STREET RIGHT-OF-WAY DESIGNED FOR EXCLUSIVE OR SEMI-EXCLUSIVE BICYCLE USE.

CLASS III.

STREET RIGHT-OF-WAY SIGNED FOR BICYCLE TRAVEL.

CITY OF ARCATA, CALIFORNIA

GENERAL PLAN REVISION PROGRAM 1975

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Urban & Environmental Planning Consultants

walks or any street marking or signalization to assure the safety of the pedestrian. The City should work closely with the local elementary school districts in identifying intersections and other areas which are hazardous to children, and in providing safe crossings.

Together with specifying the timing and location of facilities, the schedule of improvements should delineate proposed financing, and the distribution of costs between the City and local property owners.

- Evaluation of Existing Ordinances and Standards. The dimensional and construction requirements for sidewalks and accessways, and necessary provisions for handicapped persons, should be reviewed and recommendations for amendments to provide the City with more flexibility in addressing particular site and neighborhood conditions should be prepared.

J The City should revise the requirements for noncompliance with sidewalk regulations in order to include environmental and aesthetic considerations as well as undue hardship.

K A Recreation and Social Service Facility Plan (RSSFP) should be prepared and should specify the intended functions, utilization and proposed improvements to Arcata's recreational and public assembly areas, including the municipal parks and playgrounds, the community center, and facilities and services made available by the Arcata School District, Humboldt State University, and quasi-public organizations. The objectives developed for this plan should address not only recreational uses, but should incorporate, where appropriate, the recommendations of the Social Element in determining the appropriate type and level of social services to be provided by the City of Arcata.

Within the RSSFP, the City should designate the use of neighborhood parks, and whether areas such as the SunnyBrae open space should be developed for active recreation, or retained in a natural state.

The City should select and acquire a suitable area for a neighborhood park to provide a space for active recreation in the California Avenue area. The specific type and size of recreation facilities in the urban expansion areas should be closely coordinated with the

character of new development, and with the utilization of other public and quasi-public recreation uses.

Finally, the disposition of public funds for short- and long-term recreational needs should be specified within the Capital Improvements Program. Priority attention should be directed toward land acquisition, particularly of the McDaniel Slough/Janes Creek linear park. In light of continually inflating land values, the City should program the purchase of this park, as well as other open space, within the short-term; any loan repayment can then be allocated over the long-term, so as to spread out the costs over time, and allow sufficient public funds to be retained for on-going park improvements.

L The City should adopt a park dedication ordinance. Section 66477 of the State Subdivision Map Act allows a city to require as a condition of subdivision approval, the dedication of land or the payment of fees in lieu thereof for the provision of park or recreational facilities for the subdivision residents. The City should adopt park dedication standards and a fee schedule which allow for the flexible exercise of this power. For example, the City might encourage the dedication of space, or fees, for an indoor recreation area, which might be more suitable for some types of development such as condominiums, and more appropriate for certain uses, given Arcata's climate. Although park and playlot standards based on acres per population or some similar ratio have limited value in measuring demand for parkland in Arcata, such standards must be included in a community's general plan as a legal prerequisite to the establishment of a park dedication ordinance. Parkland standards for the City of Arcata are included in Appendix M.

M The City should coordinate with Humboldt County, and with other appropriate public and private entities, in meeting the long-term recreational needs of the Planning Area and County residents.

A new community park is proposed north of Guintoli Lane on the Preliminary General Plan Map. This Mad River Community Park should be developed jointly by the City and County, and should provide a variety of active recreational uses for Planning Area residents. The site is proposed for several reasons, including:

- Access to Mad River, with the aim of establishing a "boating

trail" on the Mad River, and linking with the boat access facilities at the Mad River Beach Park.

- Level Topography, which can readily accommodate ball diamonds, tennis courts, other active recreation uses and possibly overnight camping facilities, and thus partially relieve the demand on existing community recreation facilities.
- Location, providing residents both of the Planning Area and of McKinleyville with recreational opportunities in the developing Valley West area.

With appropriate screening of the adjacent industrial uses, the entire or partial development of the site could provide an attractive active recreation area.

Together with the Mad River Park, the City and County should work closely in developing areawide recreational trails. Recreational trails furnish an excellent opportunity for linking activity, open space and park areas in the Arcata Planning Area. The coastal plain west and south of Arcata can readily accommodate bicycle trails, which would link the City with the ocean beach, Manila, and the Jacoby Creek open space areas. Likewise, the opportunities exist for the development of a Fickle Hill hiking and equestrian trail, linking the neighborhoods east of the freeway with Redwood Park/Community Forest, the private stable on Fickle Hill Road, and the Jacoby Creek forest lands. If possible, these trails could approximate exploration routes and other historic trails.

The framework for these recreational trails exists, as much of the Fickle Hill area is under public ownership. Furthermore, County roads with low traffic volumes, such as Mad River Beach and Old Arcata Roads, can accommodate both bicycles and automobiles under existing traffic conditions. However, the City and County, in a joint effort, should seize the opportunities available for acquiring the rights to the use of other potential recreational routes in the Arcata Planning Area. The abandoned logging railroad in Arcata Bottoms owned by Louisiana Pacific Corporation, the surface rights associated with the proposed sewer trunk lines,[1] and a creekside easement along the north side of Jacoby Creek, offer potential routes for bicycle trails. The City and County should explore with the controlling interests the methods of possible conveyance to the public, the costs of construction and maintenance, and the possible liability agreements.

N The City should adopt, with Humboldt County, the necessary powers to undertake the improvement of drainage and flood control in the Planning Area. Since the drainage problems in the Planning Area extend beyond the municipal limits, the City and County should either create a North Bay Drainage Maintenance District, coterminous with Planning Area boundaries, or adopt a joint-powers agreement to finance the necessary improvements. Priority attention should be given to drainage improvements along the McDaniel Slough/Janes Creek system.

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1. As part of the Humboldt Bay Wastewater Authority regional sewage facility project.

APPENDIX A: GENERAL PLAN / ZONING COMPATIBILITY MATRIX

Zoning District		General Plan Designations: Residential						Commercial						Industrial		Public			Parks and Open Space			Rural	
		0.1 - 2.0•	2.1 - 8.0	8.1 - 15.0	15.1 - 25.0	25.1 - 35.0		Neighborhood	University	CBD	Thoroughfare	Heavy				Schools	Medical	Other	Parks	Golf Course	Nat. Resource	Agriculture	Forest/Hillside
Residential	R-1		x	x	x	x																	
	R-2			x	x	x																	
	R-3			o	x	x																	
	R-4			o	x	x																	
Commercial	C-1							x	x	o													
	C-2							o	o	x													
	C-H										x	x											
	MRX			x	x	x		o									x						
Industrial	M-L											o		x									
	M-H													x									
Public	P-F															x	o	x	x	o	o		
	A-V																	x					
Flood Plain	F-P											o		o					x	x	x	x	
Agriculture	A-G	x	x	x	x	x		x	x	x	x	x		x		x	x	x	x	x	x	x	x
New Zone Recommended		N							N			N										N	N

• Units per net acre.

x Zones that are compatible with the Land Use Category.

o Zones that the City Council could find compatible under unusual or abnormal circumstances, but that generally are not compatible.

☐ Zones that are not compatible with the Land Use Category.

N Development of a New Zone is recommended.

APPENDIX B: GENERAL PLAN LAND USE DESIGNATIONS

Land Use		Acres[1]	
		Vacant	Total
Residential[2]		174	877
	2.1 - 8.0	93	636
	8.1 - 15.0	25	120
	15.1 - 25.0	55	106
	25.1 - 35.0	1	15
Urban Expansion		128	148
Commercial		55.5	153
	Neighborhood	13	34
	University	--	5
	CBD	0.5	15
	Thoroughfare	24	39
	Heavy	18	60
Industrial		275	760

1. For land uses in the Arcata vicinity, as depicted on Map 1.
2. Dwelling units per net acre.

APPENDIX C: CRITERIA FOR DESIGNATING HISTORIC STRUCTURES[1]

Historical and Cultural Significance

- Is the building particularly representative of a distinct historical period, type, style, region, or way of life?
- Is it an example of a type of building which was once common but is now rare?
- Is the building of greater age than most of its kind?
- Is the building connected in any way with someone who was famous, important, or a local personality?
- Is the building connected with a business or use which was once common but is now rare?
- Is the architect or builder famous or well recognized?

Architectural Significance

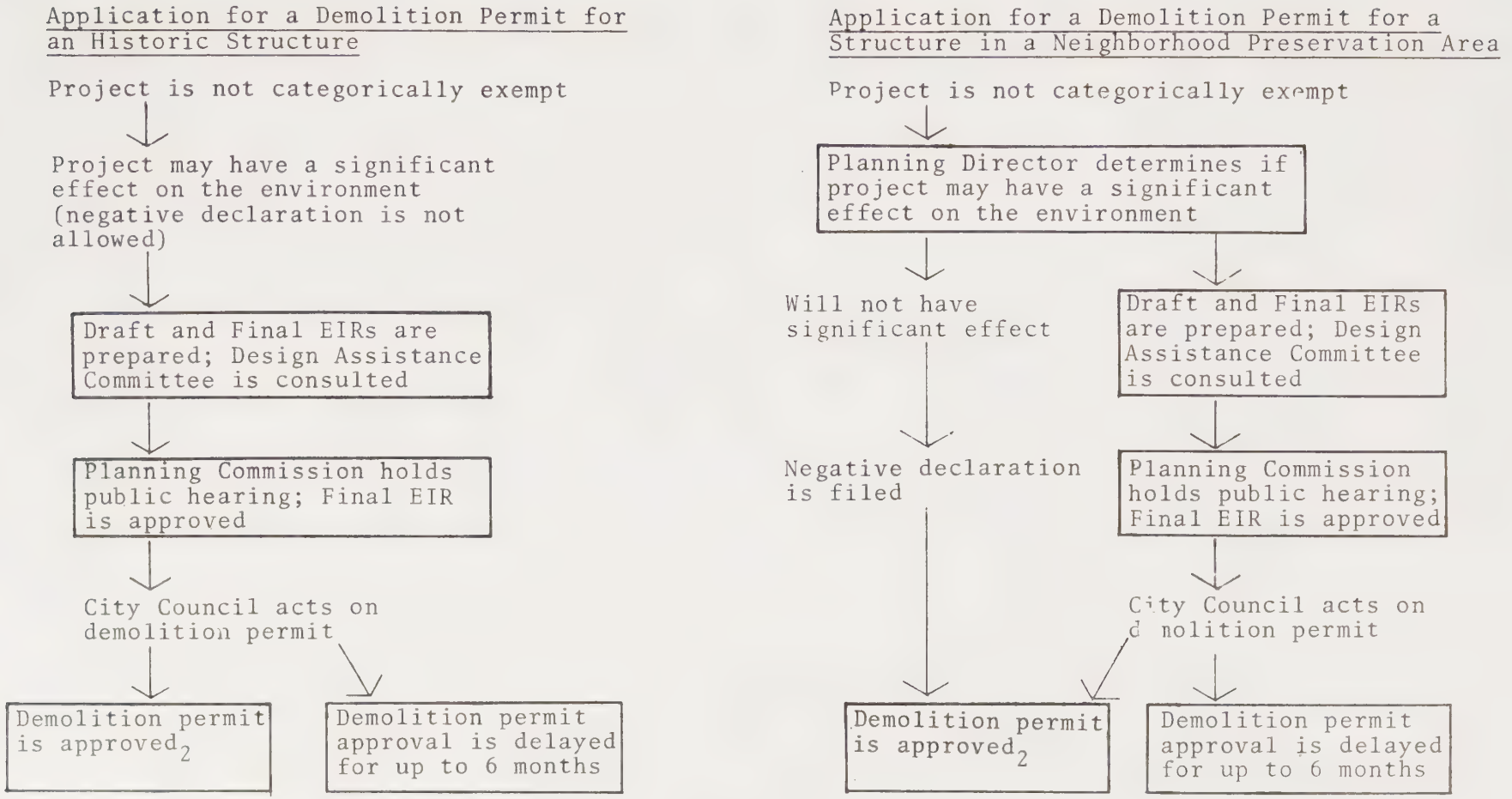
- Are its construction materials used in an unusual, significant, or effective manner or style?
- Is the overall effect of the design of the structure beautiful, or are its details beautiful or unusual?
- Is the style of the building unusual for its area, for Arcata, for California, or is it unusual for any place?
- Does the building contain original materials or workmanship which can be valued in themselves?
- Is the method of construction employed or the floor plan used one which is unusual, ingenious, or significant?
- Is the structure especially well-preserved or could it be restored to its former condition?

1. This set of criteria is based upon the criteria contained in the following report: Historic Preservation Plan, Santa Cruz, California, Santa Cruz City Planning Department, 1974.

Neighborhood Setting

- Is it particularly well-related to its site or to existing buildings?
- Does it express its function or method of construction well?
- Is the structure visible or accessible to the public?
- Is the present setting appropriate (trees, walls, yard, etc.)?
- Is the surrounding land use a significant factor in preservation of the structure?

APPENDIX D: FLOW CHART—EIR REVIEW FOR DEMOLITION PERMIT[1]



1. For a more detailed description of the overall EIR review process see State Administrative Code, Appendix A following Section 15180, and Arcata Ordinance Number 835.

2. Assuming, of course, that all other applicable City rules and regulations are fully complied with.

APPENDIX E: DESIGN CRITERIA FOR NEW STRUCTURES IN THE NEIGHBORHOOD PRESERVATION AREAS[1]

The Design Assistance Committee should carefully review the designs of proposed new structures in the Neighborhood Preservation Areas. The purpose of this review should be to preserve the existing character of the neighborhood and to assure a pleasing transition between the old and the new. It should not be used to encourage a duplication of stereotypes or hard standard designs.

The Design Assistance Committee should consider the following elements in their review:

- The height and mass of new structures should be roughly consistent with those of adjacent buildings.
- New structures should not violate an established rhythm along the street; "rhythm" refers to the relationship of building masses to the spaces between them.
- Certain basic architectural design elements of the new structures could reflect those of the old. For example, the facade of a new structure might be consistent with a basic vertical or horizontal orientation of the facades of its neighbors; or a new structure could have the same roof shape as surrounding buildings.
- Landscape elements, such as walks, fences and planting masses should be encouraged to preserve or extend continuity between structures. Large trees and shrubs should be preserved.

These criteria should be considered as a supplement to the City of Arcata Ordinance establishing the Design Assistance Committee (Ordinance #841, Section 9632).

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1. This set of criteria is based upon the criteria contained in the following reports: Historic Preservation Plan for the Central Area General Neighborhood Renewal Area, Savannah, Georgia, U.S. Department of Housing and Urban Development, April 1973; and Historic Preservation Plan, Santa Cruz, California, Santa Cruz City Planning Department, 1974.

APPENDIX F: CLASSIFICATION OF BUILDING TYPES AND LAND USES WITH RESPECT TO SEISMIC RISK

Critical Facilities

- Power Plants (nuclear, fossil fuel), Large Dams, Civil Defense Headquarters, Major Electrical Facilities.
- Power Communication sub-stations, Hospitals, Schools, Fire/Police Offices, Radio/TV/Microwave Stations, Major Highways/Bridges/Tunnels/Aqueducts/Pipelines, Public Buildings, Theatres/Auditoriums, Sewage Treatment Plants, Water Works, Utility Lines, Railroad Lines.

Normal Facilities

- Office Buildings, Commercial Centers, Hotels/Motels, Heavy Industrial, Minor Public Buildings, Most Roads, Gradecrossings, Minor Utility Operations.
- Residential Housing (Attached/Detached, Single Family, Apartments, Condominiums, Townhouses.)

Limited Facilities

- Light Industrial/Commercial, Factory/Warehousing Operations, Service Stations, Large Recreational Parks, Managed Mineral Resource Development.
- Regional/Community Parks, Minor Recreational Centers, Open Space, Refuse Disposal Sites, Agriculture.

Source: Public Safety and Seismic Safety Elements.

APPENDIX G: PERFORMANCE STANDARDS FOR NEW INDUSTRIAL DEVELOPMENT

IMPACT	IMPACT ON ESTABLISHED RESIDENTIAL AREAS	IMPACT ON INDUSTRIAL AREAS AND OTHER NON-RESIDENTIAL AREAS
Noise	All noise generating operations shall be buffered so that they do not exceed the ambient noise level by more than 5 dB(A), or comprise over 70 dB(A) maximum in any residential area during daytime operations, or exceed 60 dB(A), L_{50}.	Mitigating measures shall be required where necessary to insure that noise generated by industrial operations does not exceed 70 dB(A) anywhere off the site premises, except under provisions of a temporary use permit.
Lights	No bright or flashing lights shall be visible in a residential district.	No restrictions.
Airborne Emissions	The Humboldt County Air Pollution Control District has established maximum permissible emission standards for all industry locating in its jurisdiction.	Same as residential.
Water Quality	The Humboldt Bay Wastewater Authority must evaluate liquid waste disposed of into its sewer system to determine its capacity to provide treatment. Industries not hooking up to the municipal sewer system are subject to quality standards administered by the North Coast Regional Water Quality Control Board.	Same as residential.
Traffic	New development must demonstrate that it will not substantially increase truck traffic on residential streets. Trucks over five tons shall not be permitted on local residential streets.	No restrictions.

IMPACT	IMPACT ON ESTABLISHED RESIDENTIAL AREAS	IMPACT ON INDUSTRIAL AREAS AND OTHER NON-RESIDENTIAL AREAS
Vibrations	No perceptible vibrations shall be permitted off the building site.	No perceptible vibrations shall be permitted which interfere with adjacent land uses.
Electronic Interference	No visual or audible interference of radio or television reception shall be permitted by operations.	Same as residential
Flammable Materials	No operations involving the use or storage of flammable materials shall be permitted adjacent to any residential area.	All operations which involve storage, use or transport of flammable materials or gases must be conducted in a manner which meets with the approval of the Fire Chief; all facilities must contain such emergency protection and fire fighting equipment as are deemed necessary by the Fire Chief.

APPENDIX H: PROPOSED DEVELOPMENT REVIEW CRITERIA FOR URBAN EXPANSION AREAS

Each urban expansion area represents a unique combination of development opportunities and constraints which should be considered in the evaluation of proposals for their development. The following is a list of some of the factors which should be considered:

- Noise Problems. Where the urban expansion area is within 700 feet of a freeway, local arterial or other major source of noise, the appropriate noise mitigation measures should be required, and may include building setbacks, noise shielding, modifications to the street alignment, insulation of the dwelling units or combinations thereof.
- Flooding and Drainage Improvements. Urban expansion areas which are adjacent to or within flood prone areas, will require adequate drainage and channelization improvements prior to development.
- New Streets. In several areas, any proposed development should be closely coordinated with the design and construction of new streets. New alignments should provide access for alternative transportation modes, and should be designed to minimize the environmental and visual impact on proposed adjacent developments.
- Removal of Existing Uses. Areas which are currently developed in non-residential uses will not be available for development until these other uses are removed. It is possible that these areas may be developed in stages, with the existing uses gradually phased out. The City should carefully evaluate the timing and character of proposed residential developments to ensure a smooth transition.
- Creekside Dedication. Where a creek runs through an urban expansion area, 25 feet on either side of the creek centerline should be dedicated for open space use, with plans included for pedestrian or bike trails where appropriate.
- Visual Buffers from Freeways and Industrial Areas. Some areas will require protection from visually disruptive scenes such as the freeway, industrial uses, outdoor storage areas and parking lots. A protective screen of trees and shrubs should be required or other screening as may be appropriate.

- Liquefaction. The seismic safety study has determined that much of the Arcata Planning Area is subject to liquefaction. Areas which have a high potential for liquefaction will require geotechnical investigations before residential construction is permitted.
- Foundation Problems. If foundation construction problems exist in a portion of an urban expansion area, such as an improperly filled log pond, adequate engineering measures should be required, or development on this portion should be avoided.

Following is a matrix of characteristics and constraints which should be considered for the urban expansion areas:

Design Constraint	Urban Expansion Area[1]					
	1	2	3	4	5	6
Noise Problems		x	x	x	x	x
Flooding and Drainage Improvements						x
New Streets		x	x	x	x	
Removal of Existing Uses			x	x		
Creekside Dedications		x				x
Visual Buffers			x	x		x
Liquefaction	x	x	Part	x	x	x
Foundation Problems				x		

1. The numbers refer to the urban expansion areas as indicated on the General Plan Map.

APPENDIX I: GENERAL PLAN ALLOWABLE RESIDENTIAL DENSITIES

Residential Density Category	Maximum Units Per Net Acre[1]	Minimum Lot Area Per Unit (sq. ft.)[2]
Rural	2.0	21,780
Low	8.0	5,450
Medium	15.0	2,900
Medium-High	25.0	1,740
High	35.0	1,240

1. Net acreage includes all area devoted exclusively to residential purposes, and excludes streets, highways and all other public rights-of-way.

2. The City's existing requirement for a minimum lot area of 10,000 sq. ft. for multiple-family development would be retained.

APPENDIX J: PROPOSED ARCATA COMMUNITY DEVELOPMENT COMMISSION

One method which the City should consider in pursuing its housing and community development objectives is the establishment of an Arcata Community Development Commission. The State Health and Safety Code[1] allows a local entity to activate a single community development commission which would combine the powers and functions of both a redevelopment agency and a housing authority, as well as "...such other powers (relating to community development) as may be authorized by the legislative body of the community."[2] In order to activate a community development commission, the Arcata City Council would adopt an ordinance declaring the need for a commission to function; this ordinance would be subject to a referendum. The Council, if it wishes, could then declare itself to be the commission, and could delegate the necessary administrative powers to City staff.

In the initial stages, the Arcata Community Development Commission could "borrow" seed money from municipal revenue sources such as the general fund or federal revenue sharing allocations, to finance administrative and planning costs. Subsequently, as the Commission programs were formulated, the Arcata Community Development Commission could issue revenue bonds secured by the increased tax assessments which the proposed improvements would yield.

However, revenue bonds constitute only one potential source of funds, and other sources should be considered. For example, an Arcata Community Development Commission could coordinate improvements in the downtown area with housing assistance for the elderly. As mentioned in the Economic Environment Chapter, the City could sell or lease its parking lot at 9th and G Streets.[3] These funds could be used to write down the land acquisition costs on a site suitable for senior citizens' housing, such as the area designated for high density residential development immediately south of

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1. Commencing with Section 34100.

2. Section 34149.

3. With the parking spaces recouped by a more intensive utilization of parking space on streets adjacent to the Plaza.

the CBD, or the block designated for high density residential bounded by B, 13th, C and 14th Streets. The elderly housing could, in turn, be constructed by a private developer, and managed by the Humboldt County Housing Authority. With the expanded State involvement in housing, further assistance in the form of debt guarantees may also be available.

The establishment of a community development commission would enable the City to adopt a comprehensive approach in providing both housing and community development assistance under a single entity. With the designation of the Council as Commission, the Arcata Community Development Commission would not operate as an autonomous agency, aloof from the local citizens. Rather, the actions of the Commission would remain under close public scrutiny, to ensure that its development objectives were consistent with identified community goals.

APPENDIX K: ARCATA SCENIC ROUTES

Route	Scenic Features	Desirable for Implementation
Old Arcata Road from the 7th Street Over Crossing to Crescent Drive	Pasture land, eucalyptus trees, all density development, curving roads	Development on the West side of Old Arcata Road should be limited to single family homes or structures of low elevation which would not block view. Eucalyptus trees lining Old Arcata Road should be retained.
Fickle Hill Road from 11th Street east to planning area boundary	Panoramic view	Relocate utility poles and construction of vista point desirable.
4th Street from Sunnybrae north to town	Pasture land	Maintain agricultural allowing for large lot development or cluster housing
Highway 255 from B Street to Manila	Agricultural, dunes and view of the Bay	Maintain agricultural
Union Street between 12th and 13th Streets	Pasture land	None required
Bayside Cut-off from Highway 101 to Old Arcata Road	Open space	Maintain agricultural
Bayview and 11th Street	Panoramic view	Vista point desirable
Alliance Road from 13th Street to Humboldt Plaza	Open area	Alleviate the development pressure
Highway 101 Mad River Area	Landscaping	Utilize natural vegetation for landscaping. Vegetation should not overhang freeway right-of-way. Encourage billboard removal and keep the area between the highway and Bay open.
St. Louis to Alliance Road	Variable terrain	Zone appropriate to terrain
Jacoby Creek Road from Old Arcata Road east	Trees, pasture land, and rural type development	Maintain rural density and do not allow sizable subdivisions

Route	Scenic Features	Desirable for Implementation
Buttermilk Lane around Golf Course	Trees, golf course, open space and large lots	Golf course road should be widened
J Street area from 7th Street to cemetery	Historic homes	Rezone for compatible uses
Plaza Area	Plaza	Solve Plaza parking
Janes Road from 11th to Simpson Mill	Pasture land, pleasing view of homes	Develop in single story senior village
14th Street from Union to Redwood Park	Trees, curving roads, and the park	None required
Bayview	Panoramic view	Vista point desirable and maintain single-family development
California Street Area	Panoramic view	Maintain single-family development
Granite Avenue to Fickle Hill (Jolly Giant Creek Area)	Forest	Restrict parking from freeway east
Mad River Road	Agricultural area	Maintain agricultural
Upper Bay Road	Agricultural area	Maintain agricultural
Westend Road from Arlington East	River view and assorted vegetation	Bicycle lane desirable, maintain rural development and do not aid automobile access

APPENDIX L: RECOMMENDED UTILITY UNDERGROUNDING DISTRICTS

Order of Priority	Location	Discussion
1.	Central Business District Area 2[1]	Heavy use and high visibility of wires
2.	H Street - 11th to 18th	North entrance to City
3.	4th Street - E Street to RR Crossing	South entrance to City
4.	G Street - 11th to 18th	Northbound exit to City
5.	Alliance Road Extension Foster to Westwood Court	Extension of existing district beyond Westwood Court becomes very expensive to homeowners and provides few benefits.
6.	SunnyBrae Shopping Centre	Heavy use area
7.	Central Business District Area 1[1]	Wires mostly in alley areas minimum visibility
8.	Historic Homes Area	Visual improvement - very expensive to homeowners

1. CBD Area 1 consists of the uses within one-half block of the Plaza; CBD Area 2 consists of the uses within one and one-half blocks of the Plaza, excluding CBD Area 1.

APPENDIX M: PARK AND RECREATION STANDARDS

The following park and recreation standards are geared to the local Arcata situation. These standards should serve as the basis for the establishment of a park dedication ordinance for new development within the City of Arcata.

Type of Facility	Minimum Size	Acres/100 Population	Typical Facilities
Neighborhood Parks	2 - 5 Acres	.2 - .25	Play area, playground equipment, passive recreation area, etc.
Community Parks	10 - 20 Acres	.2	Pools, gyms, large turfed area, picnic area, etc.

Note: Both Neighborhood and Community parks should contain attractive open space features if possible.

MAP 1

GENERAL PLAN

RESIDENTIAL

- 0.1- 2.0 D.U./NET ACRE
- 2.1- 8.0
- 8.1- 15.0
- 15.1- 25.0
- 25.1- 35.0

URBAN EXPANSION

COMMERCIAL

- N NEIGHBORHOOD
- U UNIVERSITY RELATED
- CENTRAL BUSINESS DISTRICT
- T THOROUGHFARE
- H HEAVY

INDUSTRIAL

PUBLIC

- S SCHOOL
- M MEDICAL
- OTHER GOVERNMENTAL & QUASI-PUBLIC

PARKS & OPEN SPACE

- PARKS
- GOLF COURSE
- NATURAL RESOURCE / WILDLIFE HABITAT

RURAL

- AGRICULTURE
- FOREST / HILLSIDE

CIRCULATION

- TYPE I. FREEWAY
- TYPE I. NON-FREEWAY
- LOCAL ARTERIAL
- LOCAL ARTERIAL (TENTATIVE LOCATION)
- COLLECTOR

Adopted by the Arcata City Council, December 17, 1975. Resolution Number 756-14.

CITY OF ARCATA, CALIFORNIA

FEET
1000 2000

GENERAL PLAN REVISION PROGRAM 1975

DUNCAN & JONES
Urban & Environmental Planning Consultants

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